

## **9-5 M-1 MOUNTAIN ZONE**

### **9-5-1 Declaration of Legislative Intent**

The Mountain Zone includes the watershed for the communities on the West side of the county. It is characterized by forested areas of the Manti Plateau, together with canyons, riparian and valley floors. It contains numerous reservoirs, streams and areas of snow pack, as well as forested areas and steep slopes.

Public concerns in this zone are prevention of forest fires and the health of forests, which in turn affect the water supplies to communities in and out of Emery County. Forestry methods which may result in erosion, silting of streams, loss of habitat for fish and wildlife, degradation of scenic vistas and other environmental damage are major concerns in this Zone. Because of these concerns, and other limitations imposed by topography, climate, soil conditions, and other natural features, use of the land within this zone has been restricted to uses which can be regulated to protect the watershed, wildlife habitat and the scenic values in the area, while allowing sustainable uses, such as livestock grazing, recreational camping, fishing, hunting, etc. and timber harvesting. Mining activity, which is a major part of the county's economy, is allowed as a conditional use with careful planning and permitting. The area contains some private land which may be used for cabins, provided they can be made compatible with the protection of the watershed and meet the requirements set forth herein.

### **9-5-2 Purposes**

The specific purposes of the M-1 Zone are as follows:

- (a) To implement the planning and zoning powers set forth in Sections 17-27-5 and 17-27-13 of the Utah State Code, this Ordinance generally and the Emery County General Plan.
- (b) To protect and conserve the water supply, vegetation, soils, wildlife, and other natural resources within the watershed.
- (c) To prevent erosion, flooding, forest fires, and the waste or destruction of resources and scenic values.
- (d) To protect reasonable access rights of the public for recreation, sustainable use, grazing, hunting, fire fighting and forest management.
- (e) To supplement and coordinate land management decisions of other governmental agencies with jurisdictions in the areas.
- (f) To protect the condition of forests and habitat, existing trails, roads, signs and structures and campgrounds, as well as natural and man-made lakes and streams, and the natural beauty of the area.
- (g) To limit or prohibit uses and practices which create hazardous conditions or unreasonably degrade or damage the quality of the environment in this zone.

### **9-5-3 Permitted Uses and Conditional Uses**

Permitted and Conditional Uses allowed within the zone are indicated by Table 9-1 at the end of this Article which shall be updated from time to time to reflect changes passed by the County Commission.

The uses indicated in said Table 9-1 are further defined, and are subject to the regulations set forth in Article X and XI.

Regulations governing Planned Unit Developments in this Zone are set forth in the Subdivision Article of this Ordinance.

**9-5-4 Area Requirements**

No dwelling shall be constructed on a lot smaller than 80 Acres, unless the lot is part of an approved Mountain Subdivision.

**9-5-5 Special Requirements**

9-5-5-1 All dwellings and structures shall be set back at least 100 feet from the nearest public road or highway.

9-5-5-2 Any disturbed natural ground surface which is not built upon or paved, shall be restored or reclaimed to its natural state in a manner which will prevent erosion and growth of noxious weeds.

9-5-5-3 Every dwelling shall have a sewage disposal and/or treatment system meeting the requirements of Utah State law.